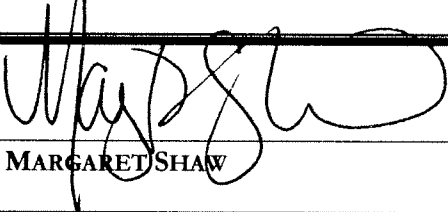




AFFORDABILITY IMPACT STATEMENT
NEIGHBORHOOD HOUSING AND COMMUNITY DEVELOPMENT
CITY COUNCIL AGENDA: MAY 15, 2008 CASE NUMBER: *PENDING*

PROPOSED CODE AMENDMENT:	AMEND THE RESIDENTIAL DESIGN STANDARDS (SUBCHAPTER F)
IMPACT ON REGULATORY BARRIERS TO HOUSING DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
LAND USE / ZONING OPPORTUNITIES FOR AFFORDABLE HOUSING DEVELOPMENT	<input type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON COST OF DEVELOPMENT	<input checked="" type="checkbox"/> INCREASE <input type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
IMPACT ON PRODUCTION OF AFFORDABLE HOUSING	<input type="checkbox"/> INCREASE <input checked="" type="checkbox"/> DECREASE <input type="checkbox"/> NO IMPACT
PROPOSED CHANGES IMPACTING HOUSING AFFORDABILITY:	<p>THE RESIDENTIAL DESIGN STANDARDS ORDINANCE CONTINUES TO HAVE A NEGATIVE IMPACT ON SMALL LOT AFFORDABLE DEVELOPMENT THAT REQUIRES TWO-STORY CONSTRUCTION TO ACCOMMODATE FAMILIES.</p> <p>THE FOLLOWING PROPOSED AMENDMENTS COULD HAVE A NEGATIVE IMPACT ON SINGLE-FAMILY, TWO-FAMILY AND DUPLEX DEVELOPMENTS BUILT WITHIN THE RESIDENTIAL DESIGN STANDARDS BOUNDARIES:</p> <p>WALL PLATE DEFINITION: THIS PROVISION WOULD BE INCONSISTENT WITH THE DEFINITION OF TOP PLATE IN THE 2006 INTERNATIONAL RESIDENTIAL CODE (R602.3.2)</p> <p>REMODEL DEFINITION: THIS PROVISIONS LIMITS CHANGES TO 50% EXTERIOR WALL REMOVAL OVER 5 YEARS. THIS PROVISION TRIGGERS COMPLIANCE COSTS WHEN THE EXTERIOR WALLS OF A STRUCTURE ARE DETERIORATED OR DAMAGED BY STORM OR FIRE. IT MAY AFFECT THE ABILITY OF THE AUSTIN HOUSING FINANCE CORPORATION TO SERVE CLIENTS WITH ITS HOMEOWNER REHABILITATION LOAN PROGRAM.</p> <p>DUPLEX: <u>NHCD SUPPORTS THE STAFF RECOMMENDATION.</u> THE TASK FORCE RECOMMENDATION (TO REQUIRE THAT A COMMON WALL BE LOCATED PERPENDICULAR TO THE FRONT LOT LINE) IS OVERLY PRESCRIPTIVE AND MAY PREVENT DUPLEX CONSTRUCTION ON SOME LOTS. THE DUPLEX DEFINITION SHOULD ANTICIPATE THE POSSIBLE INCREASED USE OF DUPLEXES AS A FORM OF AFFORDABLE HOMEOWNERSHIP.</p>

<p>ALTERNATIVE LANGUAGE TO MAXIMIZE AFFORDABLE HOUSING OPPORTUNITIES:</p>	<p>IF THE FOLLOWING AFFORDABLE HOUSING INCENTIVE TASK FORCE RECOMMENDATIONS WERE INCLUDED, THEN THE AMENDMENTS COULD HAVE A POSITIVE IMPACT ON HOUSING AFFORDABILITY:</p> <p>1) ESTABLISH 2,400 SQUARE FEET AS THE THRESHOLD FOR APPLICABILITY OF WALL ARTICULATION REQUIREMENTS IF DEVELOPMENT IS S.M.A.R.T. HOUSING-CERTIFIED AND NEIGHBORHOOD IS NOTIFIED;</p> <p>2) ESTABLISH EXEMPTION FROM RESIDENTIAL DESIGN STANDARDS ORDINANCE REQUIREMENTS FOR NEW SUBDIVISION OF TRACTS OF AT LEAST ONE ACRE IF S.M.A.R.T. HOUSING-CERTIFIED AND CONSTRUCTION CONSISTS OF AT LEAST FIVE (5) HOUSING UNITS.</p> <p>3) ESTABLISH ALTERNATE METHOD OF COMPLIANCE FOR TOPOGRAPHIC SURVEY REQUIREMENT, WHICH ADDS EXPENSE TO BUILDING PERMIT SUBMITTALS.</p> <p>IN ADDITION, NHCD RECOMMENDS THE FOLLOWING:</p> <p>4) EXEMPT HOMES OF 1500 SQUARE FEET OR LESS ENTIRELY FROM THE RESIDENTIAL DESIGN STANDARDS ORDINANCE.</p> <p>5) CONSISTENT WITH CURRENT SF-4A EXEMPTION, ESTABLISH EXEMPTION FOR COTTAGE LOT AND URBAN HOME SMALL-LOT DEVELOPMENTS.</p> <p>6) REFERENCE THE DEFINITION OF TOP PLATE FROM THE 2006 INTERNATIONAL RESIDENTIAL CODE.</p> <p>A SEPARATE TASK FORCE IS CONSIDERING REMODEL STANDARDS. ADDITIONALLY, THE 2006 INTERNATIONAL EXISTING BUILDING CODE SHOULD BE CONSULTED AS A POSSIBLE SOURCE OF DEFINITIONS AND REGULATORY THRESHHOLDS.</p>
<p>OTHER HOUSING POLICY CONSIDERATIONS:</p>	<p>INCLUDING THE AHITF AMENDMENTS AND NHCD RECOMMENDATIONS WOULD BE CONSISTENT WITH THE GOAL OF INCREASING OPPORTUNITIES FOR AFFORDABLE HOMEOWNERSHIP AND RENTAL DEVELOPMENT.</p>
<p>DATE PREPARED:</p>	<p>APRIL 22, 2008</p>
<p>ACTING DIRECTOR'S SIGNATURE:</p>	<p> MARGARET SHAW</p>